HOUSING MARKET INFORMATION

HOUSING NOW
Edmonton CMA

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: April 2012

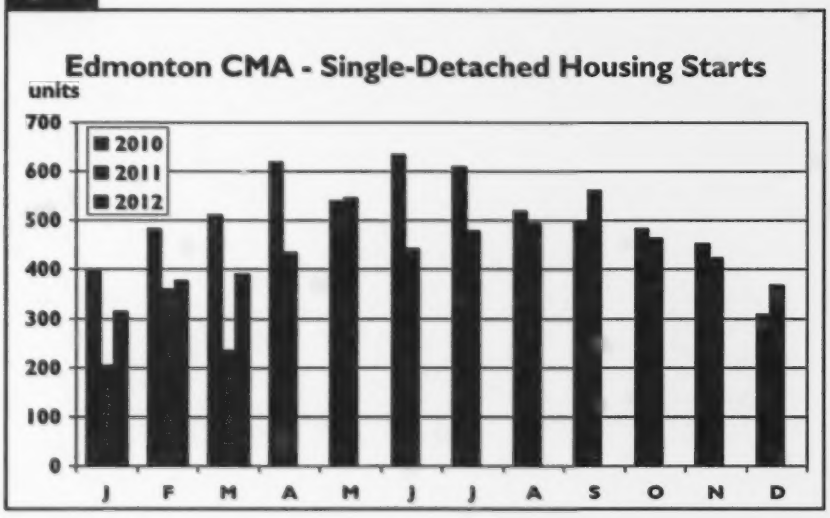
New Home Market

Edmonton housing starts strengthen in March

Housing starts in the Edmonton Census Metropolitan Area (CMA) increased in March to 1,030 units from 713 starts in March 2011. Within the City of Edmonton, total housing starts rose 26 per cent in March to 773 units. Outside City limits, the gain was more pronounced as builders began construction on 257 units, more than double the 98 starts in March 2011. For the year-to-date, housing starts in the Edmonton CMA totalled 2,205 units, up from 1,565 during the first quarter of 2011.

Single-detached starts increased by 66 per cent year-over-year in March, totalling 391 units compared with 236 in March of last year. Starts inside

Figure 1



Source: CMHC

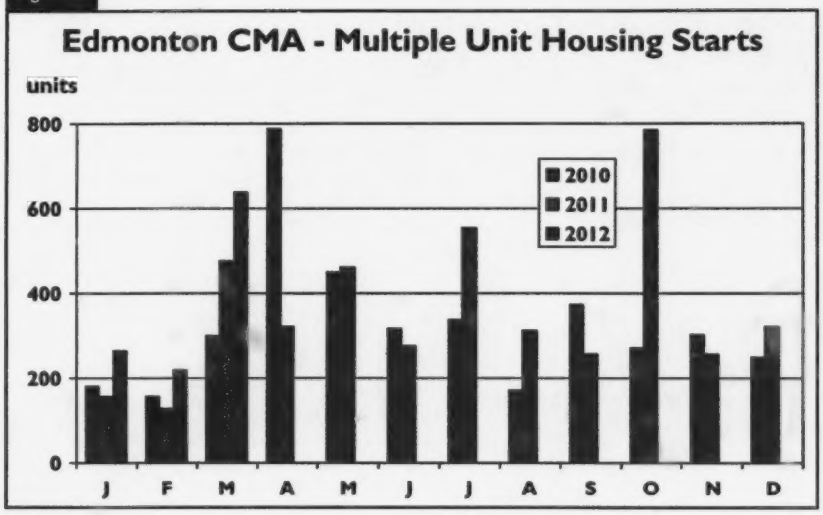
Table of Contents

1 New Home Market
3 Resale Market
4 Economy
5 Maps of Edmonton
11 Housing Now Report Tables
12 Summary by Market
18 Starts
22 Completions
25 Absorptions
27 Average Price
28 MLS® Activity
29 Economic Indicators

SUBSCRIBE NOW!

Access CMHC's Market Analysis Centre publications quickly and conveniently on the Order Desk at www.cmhc.ca/housingmarketinformation. View, print, download or subscribe to get market information e-mailed to you on the day it is released. CMHC's electronic suite of national standardized products is available for free.

Figure 2



Source: CMHC

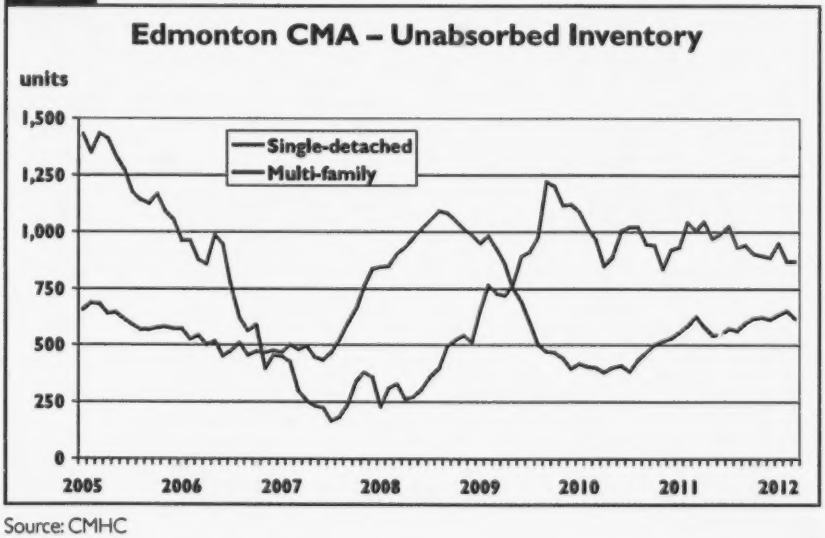
Edmonton City limits increased 51 per cent from their March 2011 levels, reaching 238 units. Year-to-date, 1,083 single-detached starts were recorded within the Edmonton CMA, representing a 35 per cent increase from the first quarter of 2011.

For the ninth consecutive month, single-detached completions were below levels posted in the previous year. There were 389 single units completed in March, a 16 per cent decline from the 463 units finished in March 2011. The number of single-detached units under construction was up nine per cent from levels posted a year ago, indicating that year-over-year completions will turn positive later this year. There were 420 single-detached units absorbed in March, just five units shy of the 425 units absorbed a year earlier. Since absorptions outpaced completions in March 2012, the inventory of complete and unabsorbed singles declined to 619 units, down from 650 in the previous month. The inventory of single-detached units, including show homes, was six units lower than levels seen in March 2011. This represents the first year-over-year decline in inventories since September 2010.

Prices of new homes in the Edmonton CMA showed little movement in March. The average price of single-detached units absorbed in March slipped 0.6 per cent compared to March of last year. The average absorbed price was $503,502 in March, slightly lower than the $506,520 recorded in the same month of 2011. Data from Statistics Canada's New House Price Index (NHPI) for the month of February showed a similar trend. Contractor selling prices reported in the index remained fairly stable, increasing 0.1 per cent from the previous year.

Multi-family starts, which consist of semi-detached units, rows, and apartments, increased in March by 34 per cent year-over-year to 639 units. Increases were seen in all types of multi-family units, with particular strength noted in row units. Row starts totalled 66 units in March, compared to just 4 starts in March 2011. The gains in the multi-family market were also attributed to a rise in rental starts, particularly in South Edmonton. With 535 units, the majority of the region's multi-family starts in March occurred inside Edmonton City. So far this year, multi-family starts across the Edmonton CMA were up by 47 per cent to 1,122 units.

Figure 3

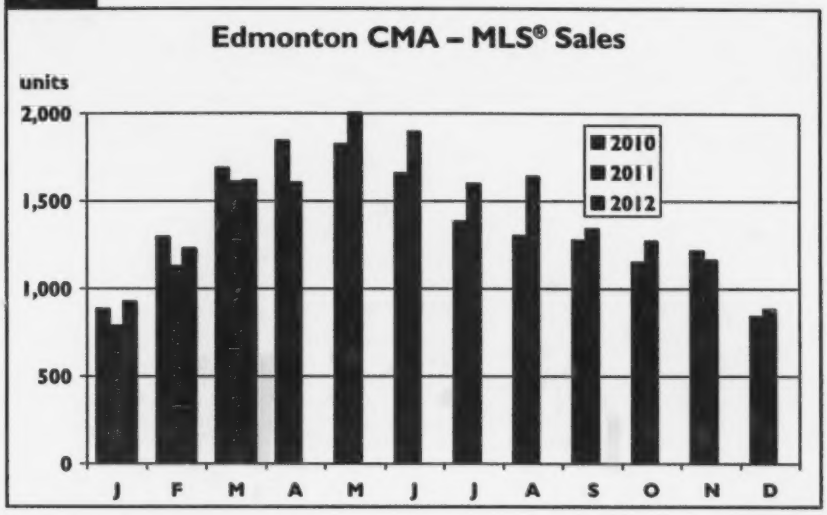


Source: CMHC

Completions of multi-family units jumped 131 per cent in March with 415 units being completed, up from 180 completions a year earlier. Year-to-date completions were up 11 per cent in the first quarter of 2012 compared to the same period last year. Inventory of multi-family units was down year-over-year for the second consecutive month. There were 893 complete and unoccupied units at the end of March, down from 1,002 units in March 2011. A total of 5,800 multi-family units were under construction in March, up from the 4,790 units under construction in March of last year.

Total new housing supply across Metro Edmonton, which includes unabsorbed inventory plus units under construction, stood at 10,549 units in March, 12 per cent above the 9,422 units in supply at the end of March 2011.

Figure 4



Source: RAE

Resale Market

Residential sales on the rise

The pace of residential MLS® sales picked up in the first quarter of 2012. Sales in the Edmonton region rose seven per cent year-over-year from January to March of 2011. A total of 3,783 sales transactions were completed in the first quarter of this year, up from 3,537 sales in the first three months of 2011. Each month in the first quarter of 2012 reported higher sales than the previous year, with January reporting the strongest gain of 17 per cent.

The number of new MLS® listings rose 6.4 per cent year-over-year during the first quarter of 2012 in the Edmonton Region. There were 8,311 new listings posted in the first three months of 2012, compared to 7,809 new listings in the same quarter of last year. Active listings averaged 6,203 units from January to March of 2012, down slightly from the 6,336 active listings posted in the first three months of 2011. With sales increasing and active listings declining, the sales-to-active listings ratio moved up to average 19.4 per cent in the first quarter of 2012, bringing the resale market increasingly closer to balanced territory.

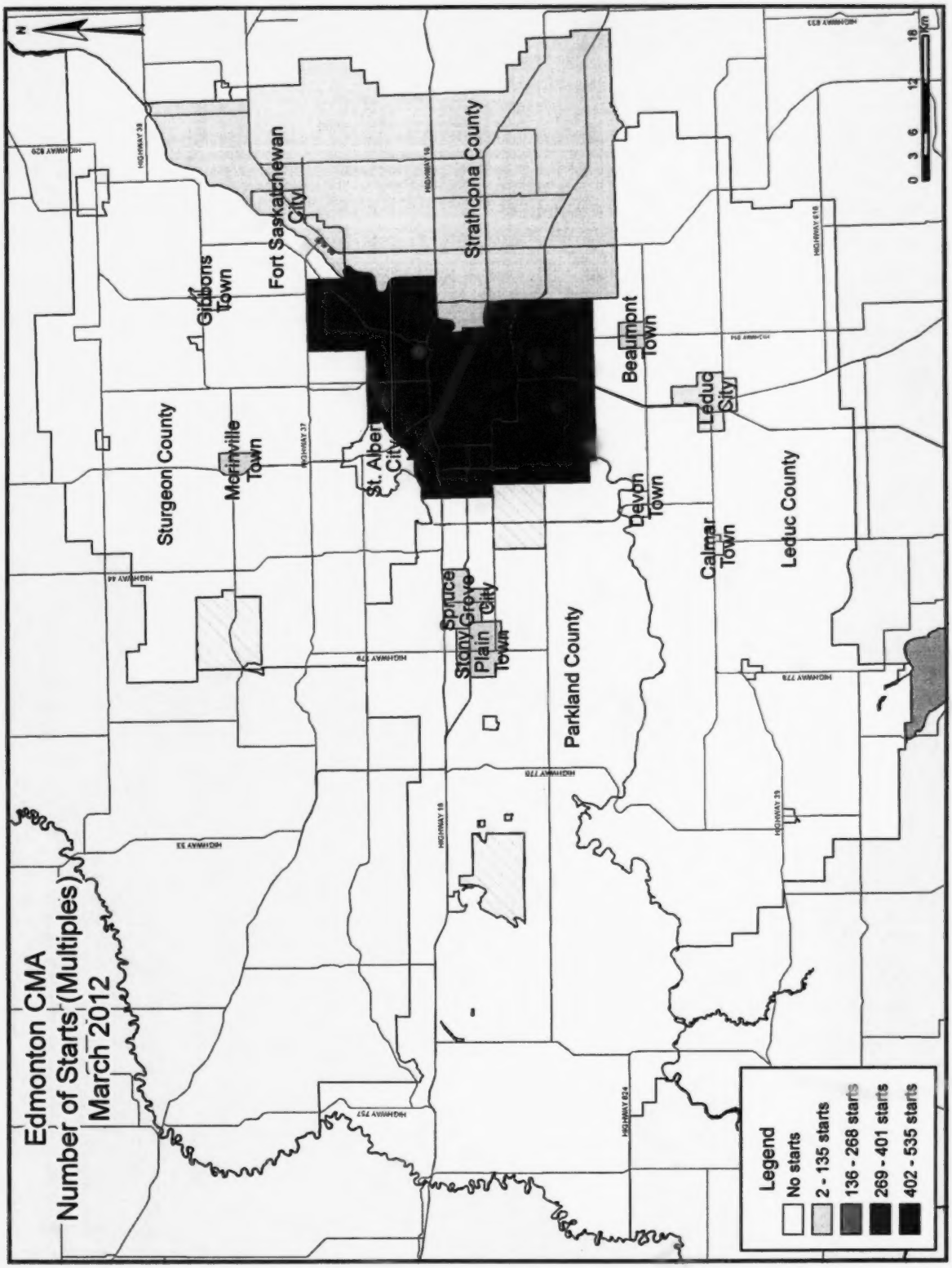
With market conditions becoming more competitive, average sale prices in the first quarter of 2012 rose. The average MLS® residential price was $329,382 from January to March 2012, up 3.2 per cent from the average selling price of $319,314 in the first three months of 2011. This increase represents the third consecutive quarterly year-over-year gain in the average price for the Edmonton region.

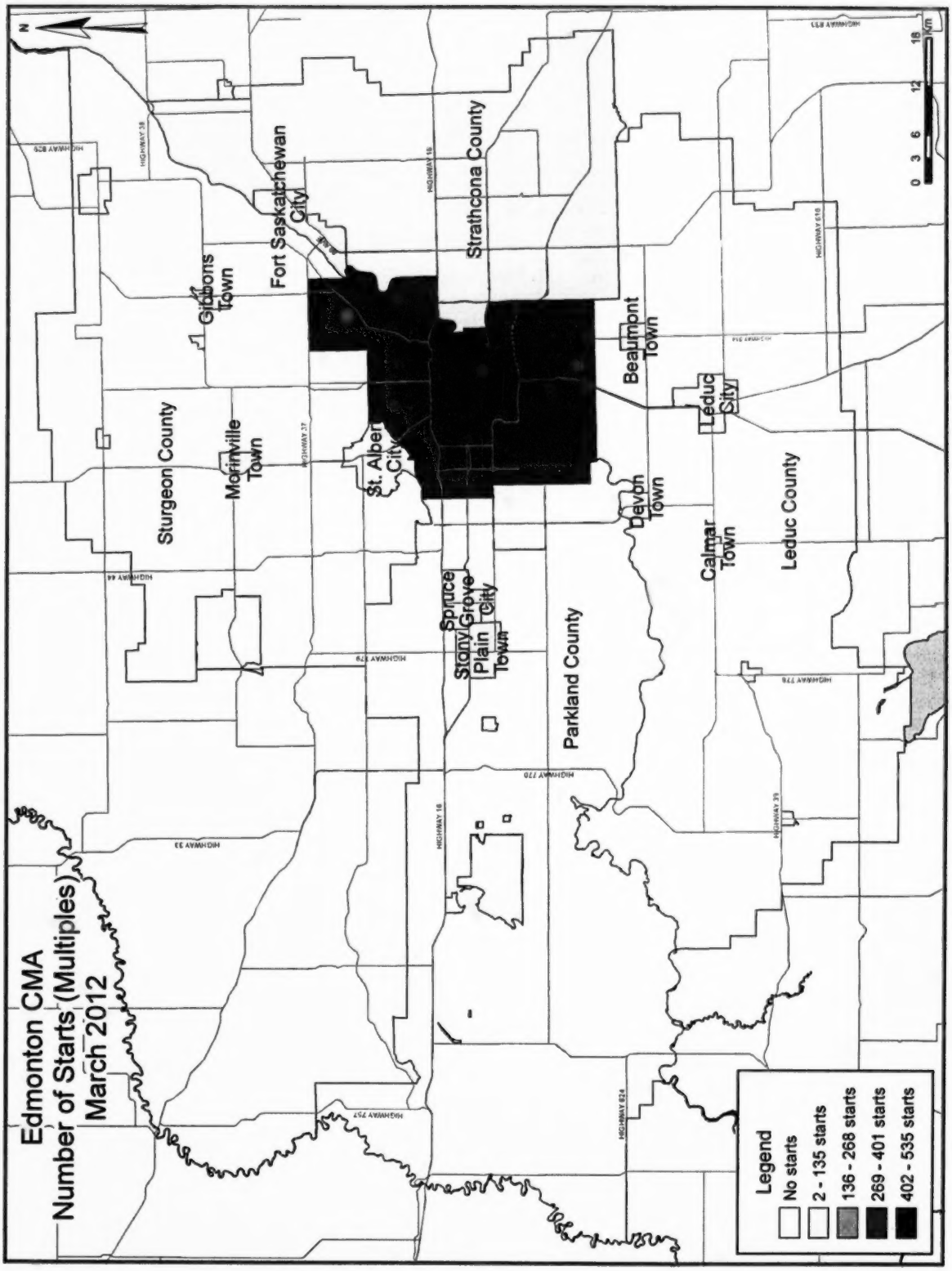
Economy

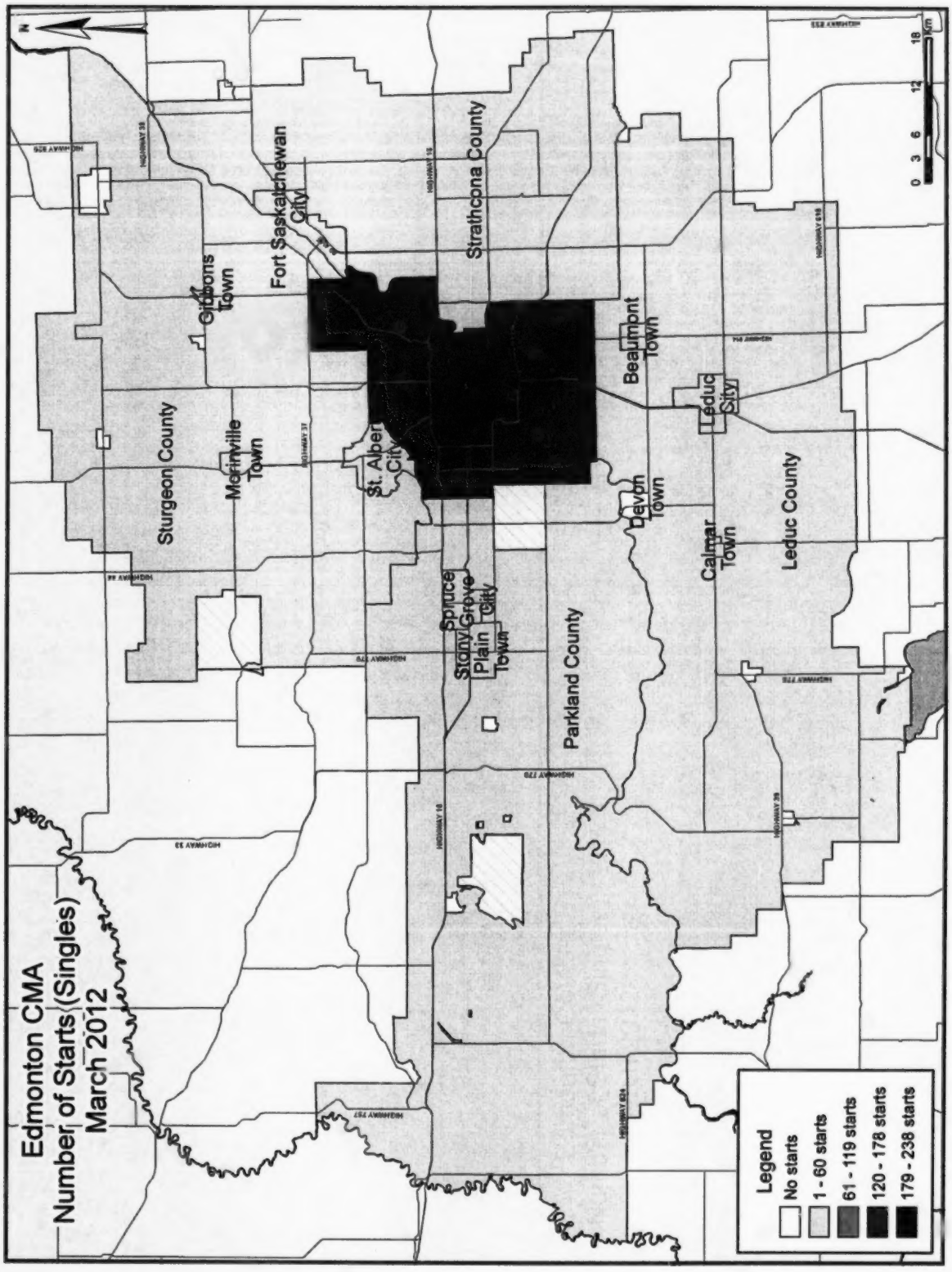
Labour Market Moderates

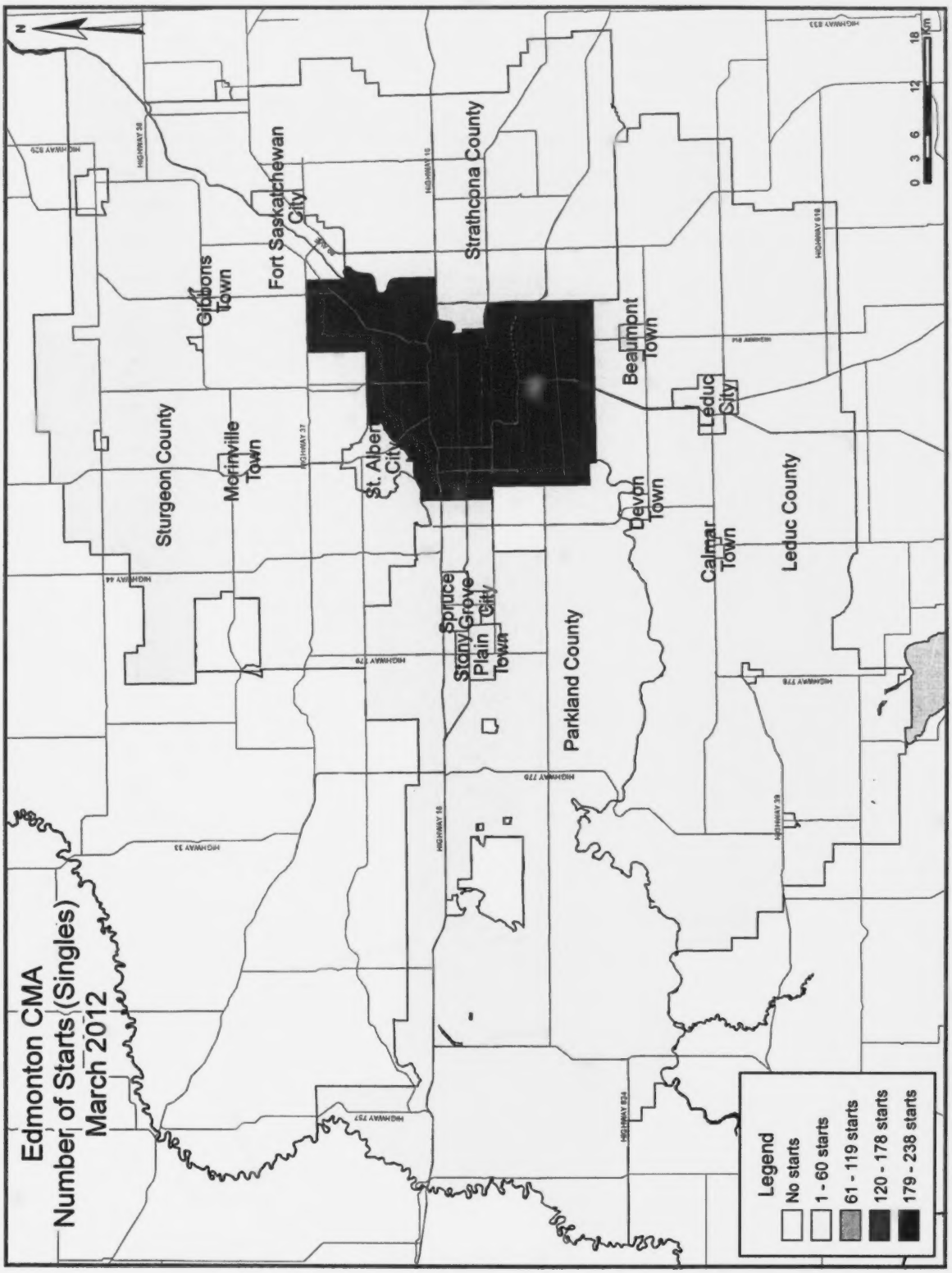
After increasing 5.9 per cent in 2011, average employment in Edmonton moderated in the first quarter of 2012. Seasonally adjusted employment in the first quarter of 2012 averaged 668,300, down from the 681,500 jobs held within Edmonton in the final quarter of 2011. This represents a net loss of 13,200 positions. However, on a year-over-year basis, employment remained higher in the first quarter of 2012 than in the same quarter a year earlier. The seasonally adjusted unemployment rate averaged 5.7 per cent in the first three months of 2012, up from 4.9 per cent in the final quarter of 2011. Despite the weakness posted in the first quarter, employment conditions in Edmonton remain strong and should continue to support housing demand. Statistics Canada Average Weekly Earnings for Edmonton showed wages in the Edmonton CMA remained stable in the first three months of 2012. Average weekly earnings were three per cent higher in the first quarter of 2012 compared to the corresponding period in 2011.

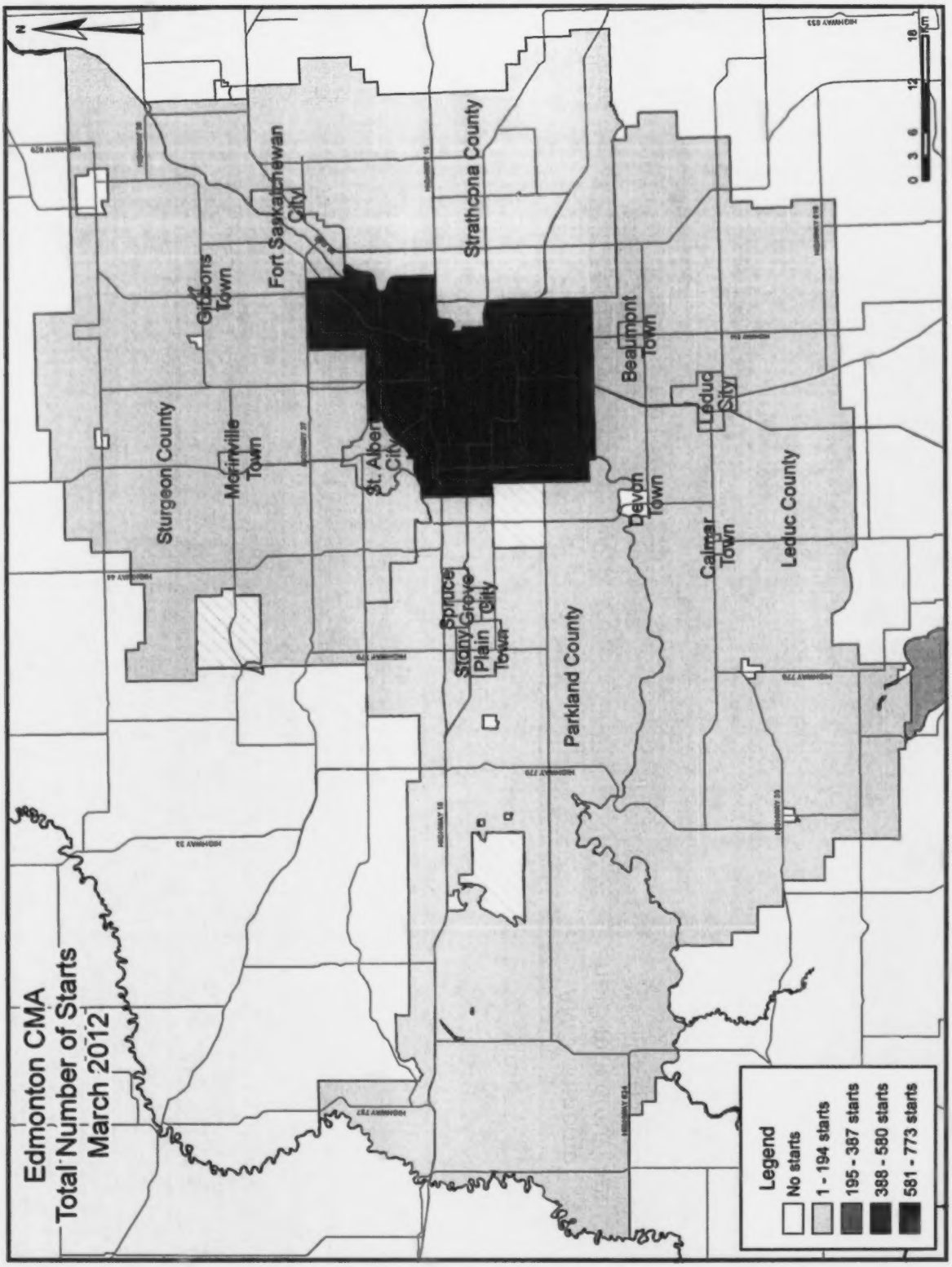
Strong labour market conditions in Alberta last year drew in an increasing number of migrants to the province. Statistics Canada estimates that Alberta gained 12,307 people in the last quarter of 2011, up from just 278 net migrants in the final quarter of 2010. Some 6,192 international net migrants moved into the province in the final three months of 2011, compared with the 4,562 international net migrants who settled in Alberta in the last quarter of 2010. Migration from other provinces within Canada also increased. There was a net total of 6,010 interprovincial migrants in the fourth quarter of 2011, compared to 2,510 in the same period of 2010. This represented the highest level of interprovincial migration since the second quarter of 2008. The change in the number of non-permanent residents in the province remained positive for the third consecutive quarter. Individuals captured in this category include temporary foreign workers. Throughout 2010, Alberta posted net losses of non-permanent residents, but improving labour market conditions led to a reversal in this trend since the second quarter of 2011.

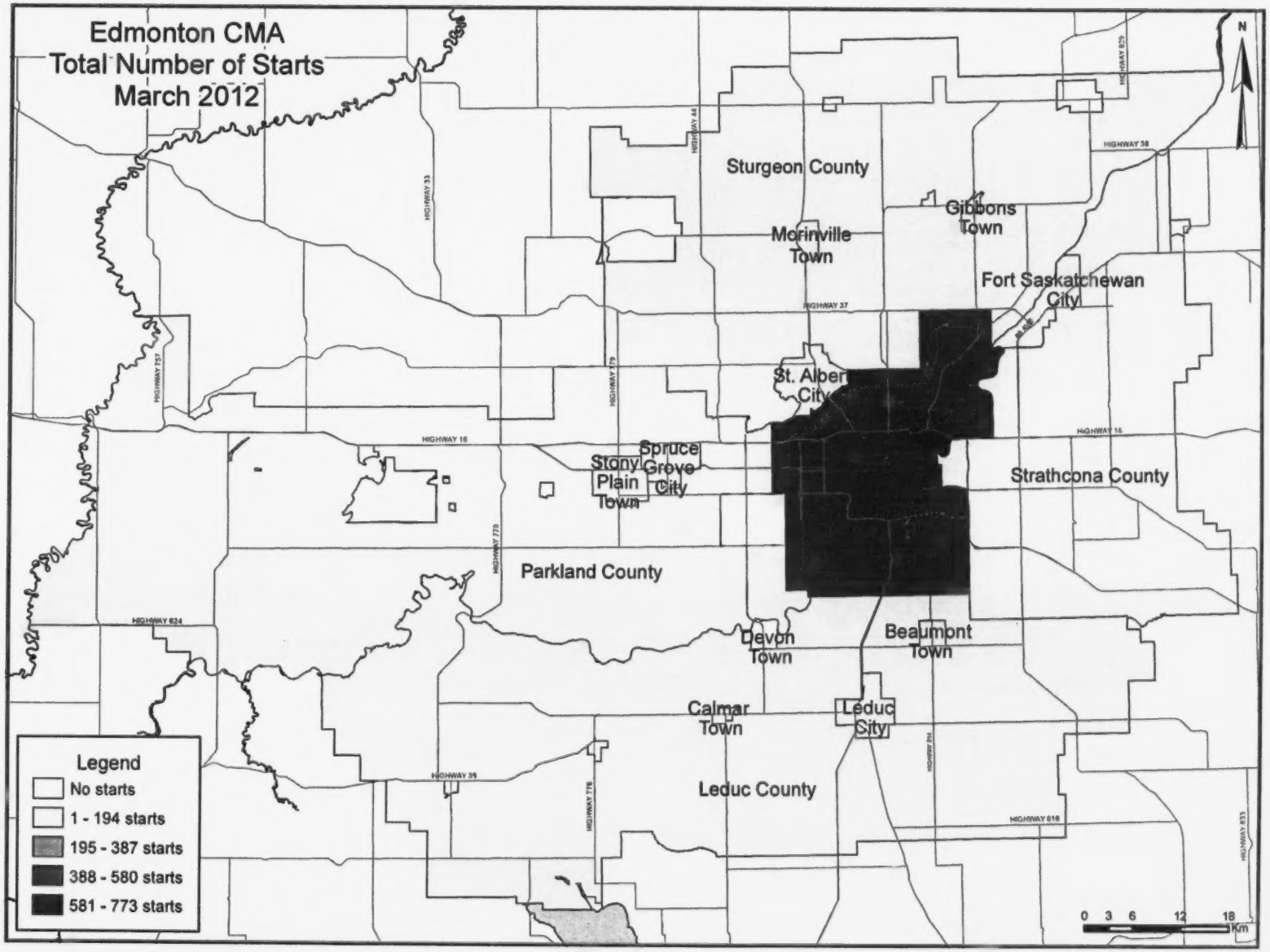

Edmonton CMA
Number of Starts (Multiples)
March 2012
Legend
No starts
2 - 135 starts
136 - 268 starts
269 - 401 starts
402 - 535 starts
Strathcona County
Fort Saskatchewan City
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Spruce Grove
Stony Plain City
Parkland County
Devon Town
Beaumont Town
Leduc City
Calmar Town
Leduc County
HIGHWAY 28
HIGHWAY 37
HIGHWAY 44
HIGHWAY 779
HIGHWAY 770
HIGHWAY 33
HIGHWAY 757
HIGHWAY 60
HIGHWAY 616
HIGHWAY 814
HIGHWAY 623
0 3 6 12 18 Km

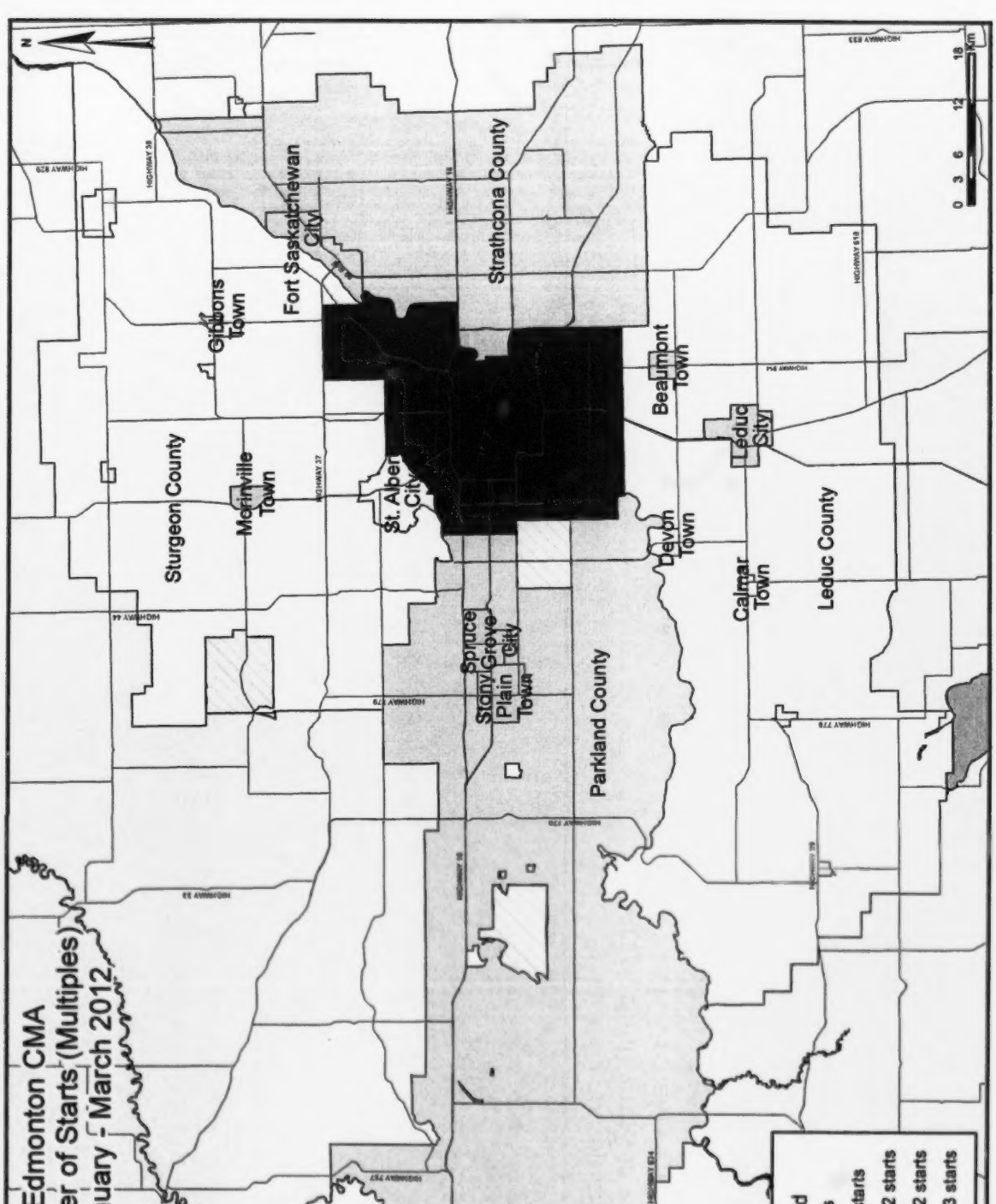

Edmonton CMA
Number of Starts (Multiples)
March 2012
Legend
No starts
2 - 135 starts
136 - 268 starts
269 - 401 starts
402 - 535 starts
Fort Saskatchewan City
Strathcona County
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
HIGHWAY 16
HIGHWAY 37
HIGHWAY 44
HIGHWAY 33
HIGHWAY 779
HIGHWAY 770
HIGHWAY 39
HIGHWAY 624
HIGHWAY 757
0 3 6 12 18 Km

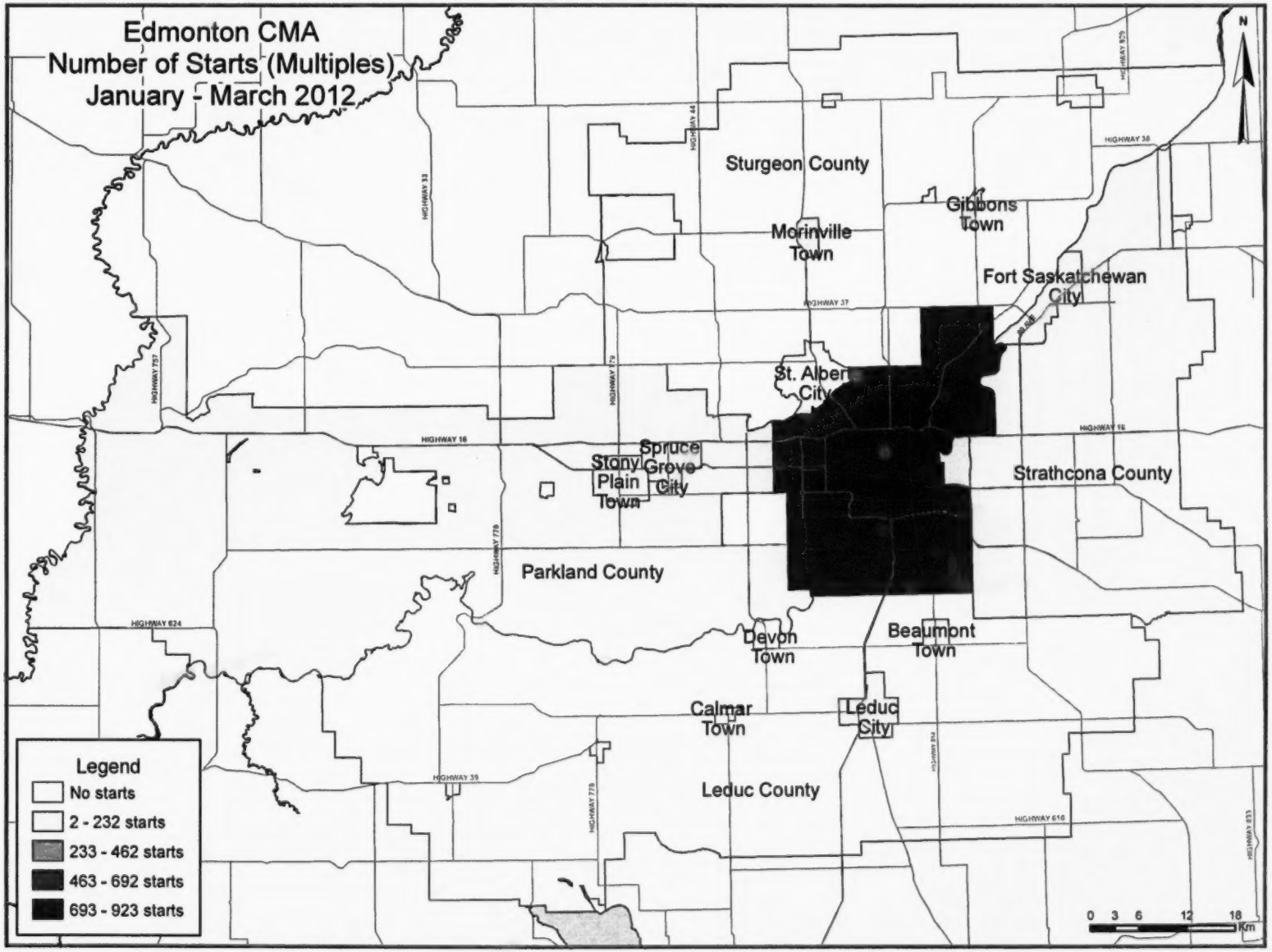

Edmonton CMA
Number of Starts (Singles)
March 2012
Legend
No starts
1 - 60 starts
61 - 119 starts
120 - 178 starts
179 - 238 starts
Strathcona County
Fort Saskatchewan City
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
0 3 6 12 18 Km

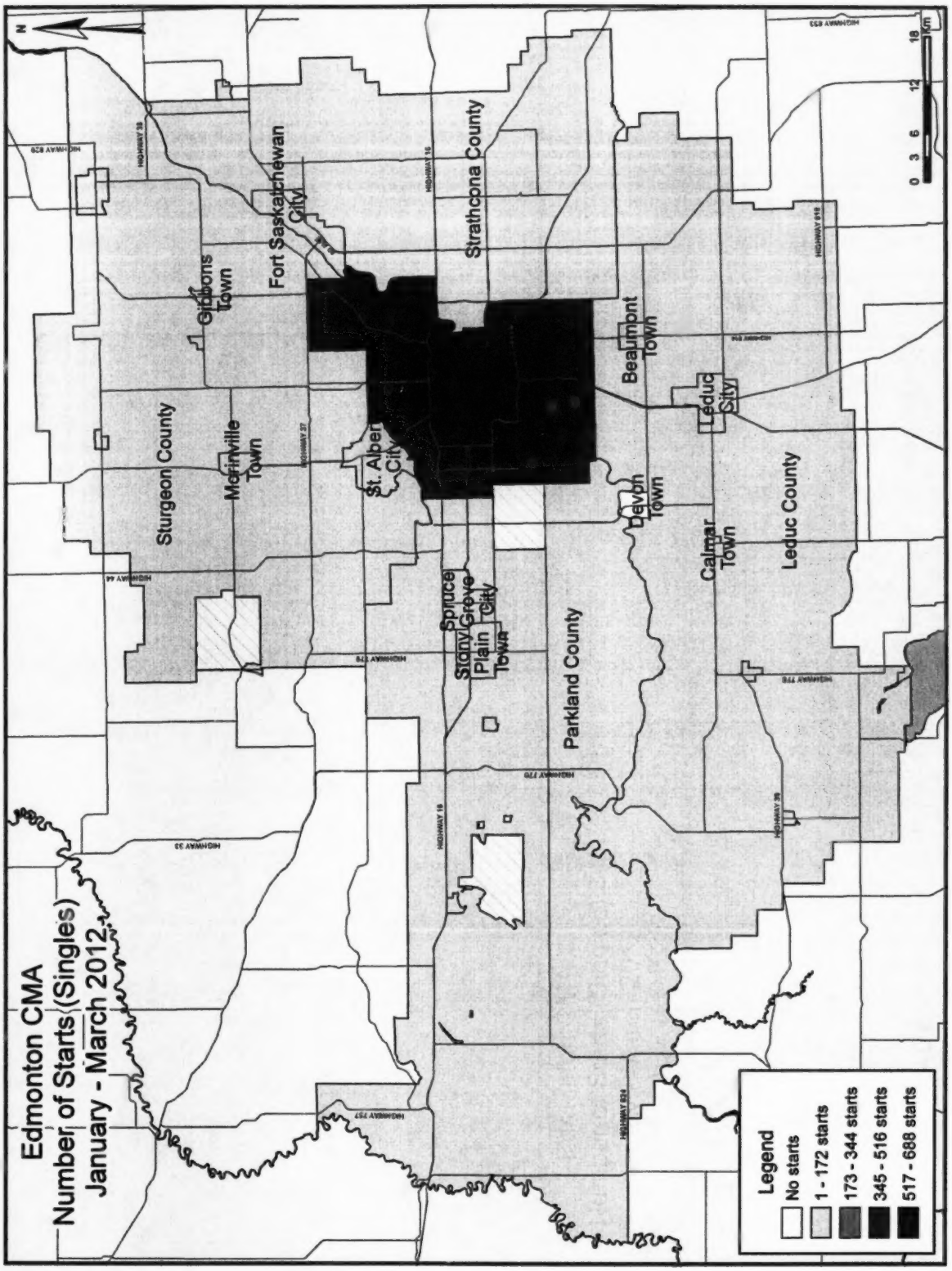

Edmonton CMA
Number of Starts (Singles)
March 2012
Legend
No starts
1 - 60 starts
61 - 119 starts
120 - 178 starts
179 - 238 starts
Gibbons Town
Fort Saskatchewan City
Strathcona County
Sturgeon County
Morinville Town
St. Albert City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
HIGHWAY 16
HIGHWAY 37
HIGHWAY 44
HIGHWAY 779
HIGHWAY 33
HIGHWAY 757
HIGHWAY 60
HIGHWAY 633
0 3 6 12 18 Km

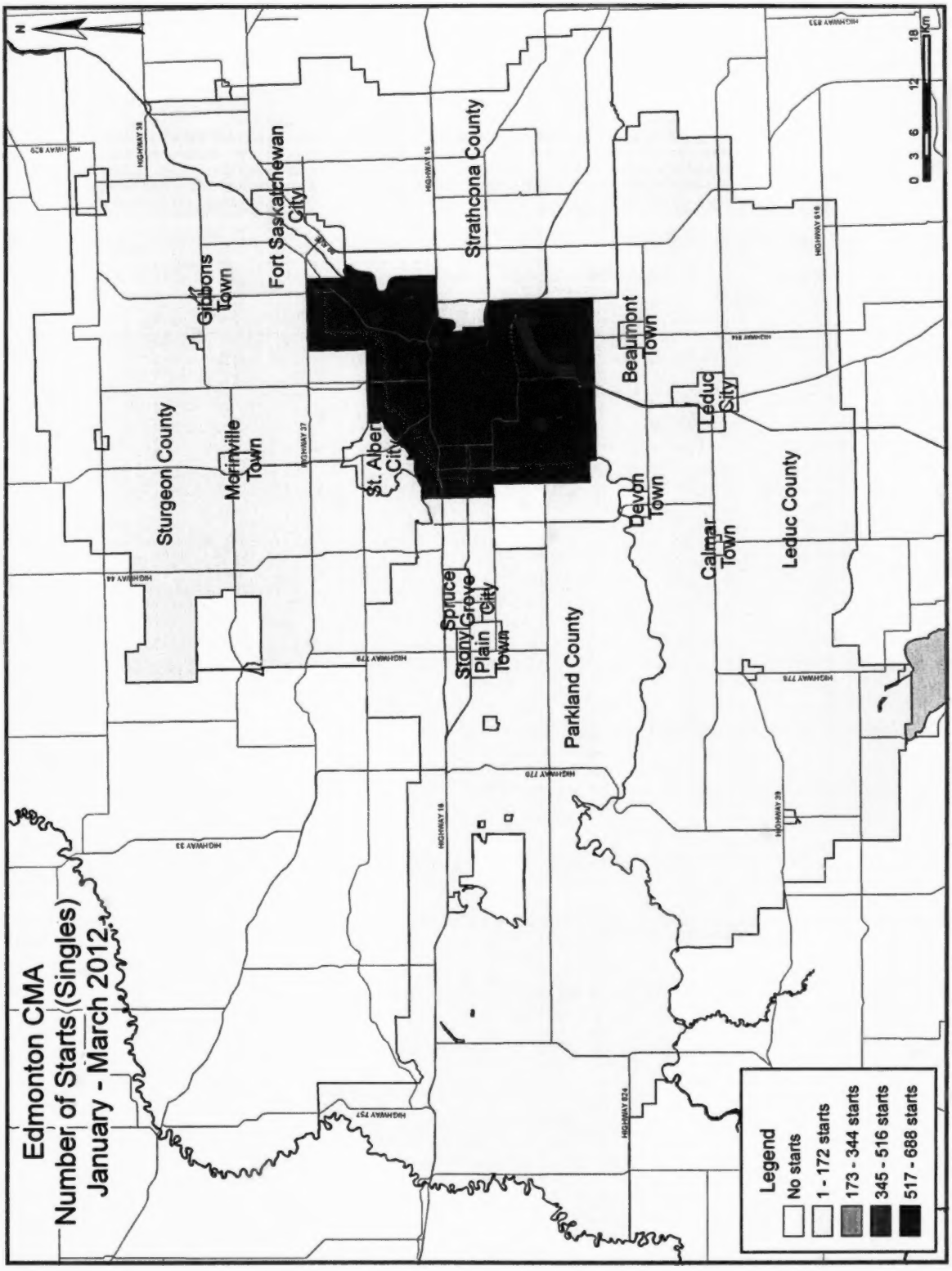

Edmonton CMA
Total Number of Starts
March 2012
Legend
No starts
1 - 194 starts
195 - 387 starts
388 - 580 starts
581 - 773 starts
Sturgeon County
Gibbons Town
Fort Saskatchewan City
Strathcona County
Morinville Town
St. Albert City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Spruce Grove
Stony Plain City
Town
Parkland County
0 3 6 12 18 Km

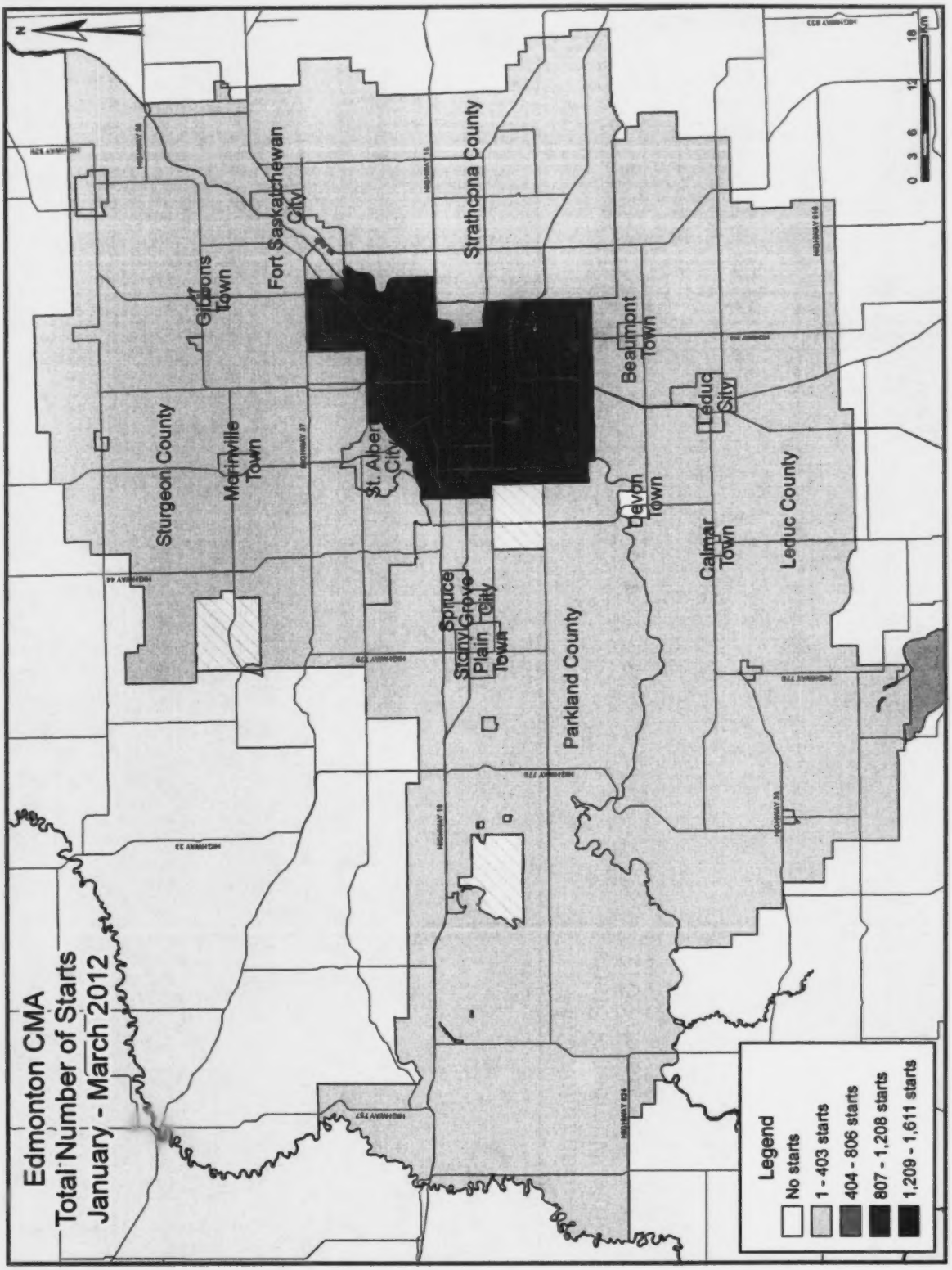

Edmonton CMA
Total Number of Starts
March 2012
N
Sturgeon County
Gibbons Town
Morinville Town
Fort Saskatchewan City
St. Albert City
Spruce Grove City
Stony Plain Town
Strathcona County
Parkland County
Devon Town
Beaumont Town
Calmar Town
Leduc City
Leduc County
HIGHWAY 16
HIGHWAY 37
HIGHWAY 779
HIGHWAY 770
HIGHWAY 624
HIGHWAY 39
HIGHWAY 776
HIGHWAY 616
Legend
No starts
1 - 194 starts
195 - 387 starts
388 - 580 starts
581 - 773 starts
0 3 6 12 18
Km

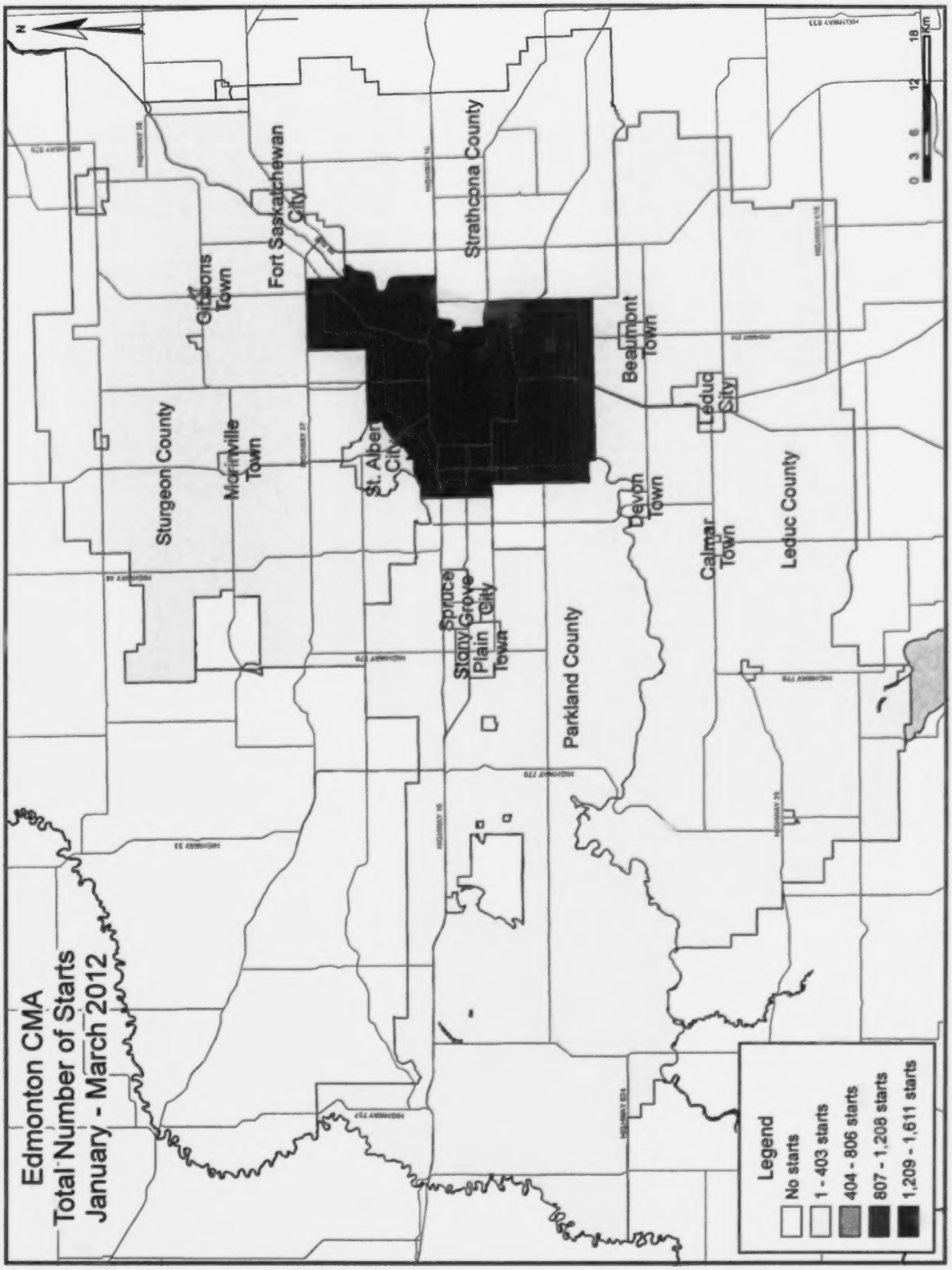

Edmonton CMA
Number of Starts (Multiples)
January - March 2012
Legend
No starts
2 - 232 starts
233 - 462 starts
463 - 692 starts
693 - 923 starts
Gibbons Town
Fort Saskatchewan City
Strathcona County
Sturgeon County
Morinville Town
St. Albert City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Spruce Grove
Stony Plain City
Parkland County
0 3 6 12 18 Km


Edmonton CMA
Number of Starts (Multiples)
January - March 2012
Sturgeon County
Morinville Town
Gibbons Town
Fort Saskatchewan City
St. Albert City
Spruce Grove City
Stony Plain Town
Strathcona County
Parkland County
Devon Town
Beaumont Town
Calmar Town
Leduc City
Leduc County
HIGHWAY 16
HIGHWAY 37
HIGHWAY 38
HIGHWAY 39
HIGHWAY 616
HIGHWAY 824
HIGHWAY 757
HIGHWAY 779
HIGHWAY 21
HIGHWAY 825
HIGHWAY 833
Legend
No starts
2 - 232 starts
233 - 462 starts
463 - 692 starts
693 - 923 starts
N
0 3 6 12 18
Km


Edmonton CMA
Number of Starts (Singles)
January - March 2012
Legend
No starts
1 - 172 starts
173 - 344 starts
345 - 516 starts
517 - 688 starts
Strathcona County
Fort Saskatchewan City
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Spruce Grove City
Stony Plain Town
Parkland County
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
0 3 6 12 18 km


Edmonton CMA
Number of Starts (Singles)
January - March 2012
Legend
No starts
1 - 172 starts
173 - 344 starts
345 - 516 starts
517 - 688 starts
Fort Saskatchewan City
Strathcona County
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Spruce Grove
Stony Plain City
Town
Parkland County
0 3 6 12 18 km


Edmonton CMA
Total Number of Starts
January - March 2012
Legend
No starts
1 - 403 starts
404 - 806 starts
807 - 1,208 starts
1,209 - 1,611 starts
Sturgeon County
Gibbons Town
Fort Saskatchewan City
Strathcona County
Beaumont Town
Leduc City
Leduc County
Calmar Town
Devon Town
Parkland County
Spruce Grove
Stony Plain Town
St. Albert City
Morinville Town
N
0 3 6 12 18 km


Edmonton CMA
Total Number of Starts
January - March 2012
Legend
No starts
1 - 403 starts
404 - 806 starts
807 - 1,208 starts
1,209 - 1,611 starts
Fort Saskatchewan City
Strathcona County
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
0 3 6 12 18 Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
–	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Edmonton CMA
March 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
March 2012	391	170	35	0	31	54	4	345	1,030
March 2011	236	80	0	0	8	152	0	237	713
% Change	65.7	112.5	n/a	n/a	**	-64.5	n/a	45.6	44.5
Year-to-date 2012	1,081	358	53	2	178	54	4	475	2,205
Year-to-date 2011	801	204	30	0	38	255	0	237	1,565
% Change	35.0	75.5	76.7	n/a	**	-78.8	n/a	100.4	40.9
UNDER CONSTRUCTION									
March 2012	3,242	884	133	11	845	2,846	27	1,074	9,062
March 2011	2,985	550	71	11	783	2,758	53	584	7,795
% Change	8.6	60.7	87.3	0.0	7.9	3.2	-49.1	83.9	16.3
COMPLETIONS									
March 2012	388	118	8	1	25	87	0	177	804
March 2011	463	98	4	0	49	0	29	0	643
% Change	-16.2	20.4	100.0	n/a	-49.0	n/a	-100.0	n/a	25.0
Year-to-date 2012	1,212	304	12	2	198	169	8	325	2,230
Year-to-date 2011	1,476	272	49	1	156	372	32	31	2,389
% Change	-17.9	11.8	-75.5	100.0	26.9	-54.6	-75.0	**	-6.7
COMPLETED & NOT ABSORBED									
March 2012	617	122	25	1	185	536	1	25	1,512
March 2011	622	102	16	2	176	696	1	12	1,627
% Change	-0.8	19.6	56.3	-50.0	5.1	-23.0	0.0	108.3	-7.1
ABSORBED									
March 2012	419	131	2	1	32	69	0	106	760
March 2011	425	96	9	0	45	18	0	17	610
% Change	-1.4	36.5	-77.8	n/a	-28.9	**	n/a	**	24.6
Year-to-date 2012	1,208	303	5	1	164	221	2	179	2,083
Year-to-date 2011	1,382	254	46	0	141	294	3	30	2,150
% Change	-12.6	19.3	-89.1	n/a	16.3	-24.8	-33.3	**	-3.1

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
March 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Edmonton City									
March 2012	238	130	31	0	17	8	4	345	773
March 2011	158	62	0	0	6	152	0	237	615
Beaumont Town									
March 2012	15	8	0	0	0	0	0	0	23
March 2011	9	6	0	0	0	0	0	0	15
Devon Town									
March 2012	0	0	0	0	0	0	0	0	0
March 2011	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City									
March 2012	11	6	0	0	2	0	0	0	19
March 2011	7	2	0	0	0	0	0	0	9
Leduc City									
March 2012	27	12	0	0	0	0	0	0	39
March 2011	6	8	0	0	0	0	0	0	14
Leduc County									
March 2012	1	0	0	0	0	0	0	0	1
March 2011	5	0	0	0	0	0	0	0	5
Morinville Town									
March 2012	3	2	0	0	0	0	0	0	5
March 2011	3	0	0	0	0	0	0	0	3
Parkland County									
March 2012	15	0	0	0	0	0	0	0	15
March 2011	6	0	0	0	0	0	0	0	6
Spruce Grove City									
March 2012	10	2	4	0	8	0	0	0	24
March 2011	6	2	0	0	0	0	0	0	8
St. Albert City									
March 2012	20	0	0	0	0	0	0	0	20
March 2011	15	0	0	0	0	0	0	0	15
Stony Plain Town									
March 2012	10	6	0	0	0	0	0	0	16
March 2011	7	0	0	0	0	0	0	0	7
Strathcona County									
March 2012	33	4	0	0	4	46	0	0	87
March 2011	10	0	0	0	2	0	0	0	12
Sturgeon County									
March 2012	4	0	0	0	0	0	0	0	4
March 2011	2	0	0	0	0	0	0	0	2
Remainder of the CMA									
March 2012	4	0	0	0	0	0	0	0	4
March 2011	2	0	0	0	0	0	0	0	2
Edmonton CMA									
March 2012	391	170	35	0	31	54	4	345	1,030
March 2011	236	80	0	0	8	152	0	237	713

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
March 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Edmonton City									
March 2012	1,851	632	102	10	643	2,515	19	775	6,547
March 2011	1,576	372	42	11	613	2,121	37	303	5,075
Beaumont Town									
March 2012	183	16	0	0	0	0	0	66	265
March 2011	138	18	0	0	0	0	0	0	156
Devon Town									
March 2012	9	2	0	0	5	0	0	0	16
March 2011	5	0	0	0	10	0	0	0	15
Fort Saskatchewan City									
March 2012	129	38	0	1	6	0	0	0	174
March 2011	122	34	0	0	13	0	0	223	392
Leduc City									
March 2012	177	84	0	0	20	0	4	0	285
March 2011	111	34	0	0	6	160	0	24	335
Leduc County									
March 2012	83	2	0	0	0	0	0	0	85
March 2011	93	0	0	0	0	0	0	0	93
Morinville Town									
March 2012	35	0	4	0	23	0	0	0	62
March 2011	57	0	8	0	54	0	0	0	119
Parkland County									
March 2012	141	4	0	0	0	0	0	0	145
March 2011	164	2	0	0	0	0	0	0	166
Spruce Grove City									
March 2012	96	44	27	0	36	99	0	103	405
March 2011	118	54	17	0	0	99	0	0	288
St. Albert City									
March 2012	125	8	0	0	0	0	0	96	229
March 2011	112	2	0	0	0	101	0	0	215
Stony Plain Town									
March 2012	48	20	0	0	36	0	0	0	104
March 2011	57	4	4	0	40	141	12	0	258
Strathcona County									
March 2012	211	32	0	0	76	232	0	34	585
March 2011	266	26	0	0	47	136	0	34	509
Sturgeon County									
March 2012	109	0	0	0	0	0	0	0	109
March 2011	117	0	0	0	0	0	0	0	117
Remainder of the CMA									
March 2012	45	2	0	0	0	0	4	0	51
March 2011	49	4	0	0	0	0	4	0	57
Edmonton CMA									
March 2012	3,242	884	133	11	845	2,846	27	1,074	9,062
March 2011	2,985	550	71	11	783	2,758	53	584	7,795

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
March 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Edmonton City									
March 2012	285	84	4	1	10	87	0	50	521
March 2011	280	70	0	0	29	0	29	0	408
Beaumont Town									
March 2012	4	6	0	0	0	0	0	0	10
March 2011	24	4	0	0	4	0	0	0	32
Devon Town									
March 2012	1	0	0	0	0	0	0	0	1
March 2011	2	0	0	0	0	0	0	0	2
Fort Saskatchewan City									
March 2012	10	14	0	0	0	0	0	0	24
March 2011	21	2	0	0	0	0	0	0	23
Leduc City									
March 2012	3	0	0	0	4	0	0	127	134
March 2011	53	8	0	0	0	0	0	0	61
Leduc County									
March 2012	8	0	0	0	0	0	0	0	8
March 2011	4	0	0	0	0	0	0	0	4
Morinville Town									
March 2012	3	2	4	0	0	0	0	0	9
March 2011	3	0	0	0	0	0	0	0	3
Parkland County									
March 2012	12	0	0	0	0	0	0	0	12
March 2011	6	0	0	0	0	0	0	0	6
Spruce Grove City									
March 2012	7	10	0	0	0	0	0	0	17
March 2011	4	4	0	0	0	0	0	0	8
St. Albert City									
March 2012	14	0	0	0	0	0	0	0	14
March 2011	11	2	0	0	0	0	0	0	13
Stony Plain Town									
March 2012	3	0	0	0	0	0	0	0	3
March 2011	1	0	0	0	4	0	0	0	5
Strathcona County									
March 2012	21	2	0	0	7	0	0	0	30
March 2011	19	8	4	0	12	0	0	0	43
Sturgeon County									
March 2012	9	0	0	0	0	0	0	0	9
March 2011	21	0	0	0	0	0	0	0	21
Remainder of the CMA									
March 2012	8	0	0	0	4	0	0	0	12
March 2011	14	0	0	0	0	0	0	0	14
Edmonton CMA									
March 2012	388	118	8	1	25	87	0	177	804
March 2011	463	98	4	0	49	0	29	0	643

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
March 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Edmonton City									
March 2012	308	74	10	0	74	357	1	0	824
March 2011	289	50	7	0	97	514	1	0	958
Beaumont Town									
March 2012	27	2	0	0	1	0	0	0	30
March 2011	24	0	0	0	2	0	0	0	26
Devon Town									
March 2012	1	0	0	0	1	0	0	0	2
March 2011	3	0	0	0	0	0	0	0	3
Fort Saskatchewan City									
March 2012	46	13	0	0	15	40	0	4	118
March 2011	60	12	3	0	22	51	0	0	148
Leduc City									
March 2012	41	7	0	0	9	20	0	21	98
March 2011	41	13	0	0	8	20	0	0	82
Leduc County									
March 2012	1	0	0	0	0	0	0	0	1
March 2011	2	0	0	0	0	0	0	0	2
Morinville Town									
March 2012	18	2	5	0	30	0	0	0	55
March 2011	17	0	1	0	12	0	0	0	30
Parkland County									
March 2012	14	3	0	0	0	0	0	0	17
March 2011	14	0	0	0	0	0	0	0	14
Spruce Grove City									
March 2012	38	11	10	1	23	24	0	0	107
March 2011	31	15	3	0	3	93	0	0	145
St. Albert City									
March 2012	33	0	0	0	0	37	0	0	70
March 2011	41	3	0	0	3	0	0	0	47
Stony Plain Town									
March 2012	23	3	0	0	7	57	0	0	90
March 2011	20	1	0	0	21	0	0	0	42
Strathcona County									
March 2012	60	5	0	0	21	0	0	0	86
March 2011	74	6	2	2	8	2	0	12	106
Sturgeon County									
March 2012	4	0	0	0	0	0	0	0	4
March 2011	2	0	0	0	0	0	0	0	2
Remainder of the CMA									
March 2012	3	2	0	0	4	1	0	0	10
March 2011	4	2	0	0	0	16	0	0	22
Edmonton CMA									
March 2012	617	122	25	1	185	536	1	25	1,512
March 2011	622	102	16	2	176	696	1	12	1,627

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
March 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Edmonton City									
March 2012	287	96	1	1	13	69	0	0	467
March 2011	250	73	4	0	26	17	0	17	387
Beaumont Town									
March 2012	6	6	0	0	0	0	0	0	12
March 2011	25	4	0	0	4	0	0	0	33
Devon Town									
March 2012	1	0	0	0	1	0	0	0	2
March 2011	1	0	0	0	0	0	0	0	1
Fort Saskatchewan City									
March 2012	17	12	0	0	1	0	0	0	30
March 2011	16	4	3	0	0	0	0	0	23
Leduc City									
March 2012	7	0	0	0	2	0	0	106	115
March 2011	54	2	0	0	0	0	0	0	56
Leduc County									
March 2012	8	0	0	0	0	0	0	0	8
March 2011	4	0	0	0	0	0	0	0	4
Morinville Town									
March 2012	3	2	1	0	1	0	0	0	7
March 2011	5	0	0	0	1	0	0	0	6
Parkland County									
March 2012	12	1	0	0	0	0	0	0	13
March 2011	3	0	0	0	0	0	0	0	3
Spruce Grove City									
March 2012	9	10	0	0	2	0	0	0	21
March 2011	4	5	0	0	0	0	0	0	9
St. Albert City									
March 2012	20	0	0	0	0	0	0	0	20
March 2011	10	0	0	0	0	0	0	0	10
Stony Plain Town									
March 2012	5	1	0	0	3	0	0	0	9
March 2011	0	0	0	0	4	0	0	0	4
Strathcona County									
March 2012	28	3	0	0	9	0	0	0	40
March 2011	22	8	2	0	10	0	0	0	42
Sturgeon County									
March 2012	7	0	0	0	0	0	0	0	7
March 2011	19	0	0	0	0	0	0	0	19
Remainder of the CMA									
March 2012	9	0	0	0	0	0	0	0	9
March 2011	12	0	0	0	0	1	0	0	13
Edmonton CMA									
March 2012	419	131	2	1	32	69	0	106	760
March 2011	425	96	9	0	45	18	0	17	610

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: History of Housing Starts of Edmonton CMA
2002 - 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2011	5,002	1,248	130	15	728	1,392	4	813	9,332
% Change	-17.4	7.8	4.0	87.5	-12.1	-4.9	-89.5	185.3	-6.3
2010	6,054	1,158	125	8	828	1,463	38	285	9,959
% Change	55.9	25.3	-9.4	-42.9	36.2	**	**	-2.7	57.7
2009	3,883	924	138	14	608	453	4	293	6,317
% Change	49.1	50.5	200.0	**	-18.6	-81.9	-81.0	**	-4.5
2008	2,604	614	46	2	747	2,507	21	74	6,615
% Change	-65.9	-51.7	-11.5	-93.1	-54.6	-35.0	-44.7	-79.2	-55.6
2007	7,644	1,270	52	29	1,644	3,856	38	355	14,888
% Change	-15.4	18.0	6.1	-3.3	54.4	11.9	**	36.0	-0.5
2006	9,032	1,076	49	30	1,065	3,445	12	261	14,970
% Change	19.1	52.0	**	-11.8	-5.2	11.2	-84.4	-60.7	12.6
2005	7,586	708	3	34	1,124	3,098	77	664	13,294
% Change	15.4	7.9	-62.5	-12.8	29.0	28.7	-27.4	-19.7	15.7
2004	6,574	656	8	39	871	2,407	106	827	11,488
% Change	3.5	33.9	-89.7	2.6	-14.9	-22.9	-10.2	-28.7	-7.2
2003	6,353	490	78	38	1,023	3,120	118	1,160	12,380
% Change	-7.1	40.8	**	72.7	-5.8	48.9	-25.3	-42.9	-1.6
2002	6,838	348	3	22	1,086	2,096	158	2,030	12,581

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
March 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	March 2012	March 2011	March 2012	March 2011	March 2012	March 2011	March 2012	March 2011	March 2012	March 2011	% Change
Edmonton City	238	158	132	64	50	4	353	389	773	615	25.7
Beaumont Town	15	9	8	6	0	0	0	0	23	15	53.3
Calmar Town	3	0	0	0	0	0	0	0	3	0	n/a
Devon Town	0	0	0	0	0	0	0	0	0	0	n/a
Fort Saskatchewan City	11	7	8	2	0	0	0	0	19	9	111.1
Gibbons Town	1	0	0	0	0	0	0	0	1	0	n/a
Leduc City	27	6	12	8	0	0	0	0	39	14	178.6
Leduc County	1	5	0	0	0	0	0	0	1	5	-80.0
Morinville Town	3	3	2	0	0	0	0	0	5	3	66.7
Parkland County	15	6	0	0	0	0	0	0	15	6	150.0
Spruce Grove City	10	6	2	2	12	0	0	0	24	8	200.0
St. Albert City	20	15	0	0	0	0	0	0	20	15	33.3
Stony Plain Town	10	7	6	0	0	0	0	0	16	7	128.6
Strathcona County	33	10	4	2	4	0	46	0	87	12	**
Sturgeon County	4	2	0	0	0	0	0	0	4	2	100.0
Remainder of the CMA	0	2	0	0	0	0	0	0	0	2	-100.0
Edmonton CMA	391	236	174	84	66	4	399	389	1,030	713	44.5

Table 2.1: Starts by Submarket and by Dwelling Type
January - March 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	% Change
Edmonton City	688	518	282	174	158	42	483	412	1,611	1,146	40.6
Beaumont Town	26	29	8	6	0	0	0	0	34	35	-2.9
Calmar Town	4	0	0	0	0	0	0	0	4	0	n/a
Devon Town	0	0	0	0	0	0	0	0	0	0	n/a
Fort Saskatchewan City	37	30	18	6	0	0	0	0	55	36	52.8
Gibbons Town	1	2	0	0	0	0	0	0	1	2	-50.0
Leduc City	59	34	28	12	0	0	0	80	87	126	-31.0
Leduc County	11	10	0	0	0	0	0	0	11	10	10.0
Morinville Town	10	22	2	0	0	0	0	0	12	22	-45.5
Parkland County	28	18	2	0	0	0	0	0	30	18	66.7
Spruce Grove City	49	22	18	24	27	0	0	0	94	46	104.3
St. Albert City	38	37	0	0	0	0	0	0	38	37	2.7
Stony Plain Town	33	21	14	0	0	0	0	0	47	21	123.8
Strathcona County	77	35	24	8	12	0	46	0	159	43	**
Sturgeon County	16	15	0	0	0	0	0	0	16	15	6.7
Remainder of the CMA	6	8	0	0	0	0	0	0	6	8	-25.0
Edmonton CMA	1,083	801	396	230	197	42	529	492	2,205	1,565	40.9

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
March 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	March 2012	March 2011	March 2012	March 2011	March 2012	March 2011	March 2012	March 2011
Edmonton City	46	4	4	0	8	152	345	237
Beaumont Town	0	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	0	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	0	0	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	12	0	0	0	0	0	0	0
St. Albert City	0	0	0	0	0	0	0	0
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	4	0	0	0	46	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Edmonton CMA	62	4	4	0	54	152	345	237

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - March 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Edmonton City	154	42	4	0	8	175	475	237
Beaumont Town	0	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	0	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	0	0	0	0	0	80	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	27	0	0	0	0	0	0	0
St. Albert City	0	0	0	0	0	0	0	0
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	12	0	0	0	46	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Edmonton CMA	193	42	4	0	54	255	475	237

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market March 2012								
Submarket	Freehold		Condominium		Rental		Total*	
	March 2012	March 2011	March 2012	March 2011	March 2012	March 2011	March 2012	March 2011
Edmonton City	399	220	25	158	349	237	773	615
Beaumont Town	23	15	0	0	0	0	23	15
Calmar Town	3	0	0	0	0	0	3	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	17	9	2	0	0	0	19	9
Gibbons Town	1	0	0	0	0	0	1	0
Leduc City	39	14	0	0	0	0	39	14
Leduc County	1	5	0	0	0	0	1	5
Morinville Town	5	3	0	0	0	0	5	3
Parkland County	15	6	0	0	0	0	15	6
Spruce Grove City	16	8	8	0	0	0	24	8
St. Albert City	20	15	0	0	0	0	20	15
Stony Plain Town	16	7	0	0	0	0	16	7
Strathcona County	37	10	50	2	0	0	87	12
Sturgeon County	4	2	0	0	0	0	4	2
Remainder of the CMA	0	2	0	0	0	0	0	2
Edmonton CMA	596	316	85	160	349	237	1,030	713

Table 2.5: Starts by Submarket and by Intended Market January - March 2012								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Edmonton City	982	702	150	207	479	237	1,611	1,146
Beaumont Town	34	35	0	0	0	0	34	35
Calmar Town	4	0	0	0	0	0	4	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	51	36	4	0	0	0	55	36
Gibbons Town	1	2	0	0	0	0	1	2
Leduc City	87	46	0	80	0	0	87	126
Leduc County	11	10	0	0	0	0	11	10
Morinville Town	12	22	0	0	0	0	12	22
Parkland County	30	18	0	0	0	0	30	18
Spruce Grove City	82	46	12	0	0	0	94	46
St. Albert City	38	37	0	0	0	0	38	37
Stony Plain Town	47	21	0	0	0	0	47	21
Strathcona County	91	37	68	6	0	0	159	43
Sturgeon County	16	15	0	0	0	0	16	15
Remainder of the CMA	6	8	0	0	0	0	6	8
Edmonton CMA	1,192	1,035	234	293	479	237	1,905	1,565

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
March 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	March 2012	March 2011	March 2012	March 2011	March 2012	March 2011	March 2012	March 2011	March 2012	March 2011	% Change
Edmonton City	286	280	94	82	4	46	137	0	521	408	27.7
Beaumont Town	4	24	6	8	0	0	0	0	10	32	-68.8
Calmar Town	1	3	0	0	0	0	0	0	1	3	-66.7
Devon Town	1	2	0	0	0	0	0	0	1	2	-50.0
Fort Saskatchewan City	10	21	14	2	0	0	0	0	24	23	4.3
Gibbons Town	3	4	0	0	0	0	0	0	3	4	-25.0
Leduc City	3	53	0	8	4	0	127	0	134	61	119.7
Leduc County	8	4	0	0	0	0	0	0	8	4	100.0
Morinville Town	3	3	2	0	4	0	0	0	9	3	200.0
Parkland County	12	6	0	0	0	0	0	0	12	6	100.0
Spruce Grove City	7	4	10	4	0	0	0	0	17	8	112.5
St. Albert City	14	11	0	2	0	0	0	0	14	13	7.7
Stony Plain Town	3	1	0	0	0	4	0	0	3	5	-40.0
Strathcona County	21	19	4	10	5	14	0	0	30	43	-30.2
Sturgeon County	9	21	0	0	0	0	0	0	9	21	-57.1
Remainder of the CMA	4	7	0	0	4	0	0	0	8	7	14.3
Edmonton CMA	389	465	130	116	31	64	264	0	814	645	26.2

Table 3.1: Completions by Submarket and by Dwelling Type
January - March 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	% Change
Edmonton City	843	857	264	210	104	132	296	372	1,507	1,571	-4.1
Beaumont Town	22	94	6	20	0	0	0	0	28	114	-75.4
Calmar Town	1	3	0	0	0	0	0	0	1	3	-66.7
Devon Town	2	2	0	2	0	0	0	28	2	32	-93.8
Fort Saskatchewan City	38	60	26	12	0	11	71	0	135	83	62.7
Gibbons Town	7	5	0	0	0	0	0	0	7	5	40.0
Leduc City	22	135	4	14	4	6	127	0	157	155	1.3
Leduc County	20	15	0	0	0	0	0	0	20	15	33.3
Morinville Town	16	19	4	0	28	3	0	3	48	25	92.0
Parkland County	27	38	2	0	0	0	0	0	29	38	-23.7
Spruce Grove City	33	50	36	28	8	4	0	0	77	82	-6.1
St. Albert City	45	38	0	2	0	0	0	0	45	40	12.5
Stony Plain Town	24	12	4	4	0	12	0	0	28	28	0.0
Strathcona County	79	76	14	22	14	27	0	0	107	125	-14.4
Sturgeon County	29	55	0	0	0	0	0	0	29	55	-47.3
Remainder of the CMA	6	18	0	0	4	0	0	0	10	18	-44.4
Edmonton CMA	1,215	1,477	360	314	162	195	494	403	2,231	2,389	-6.6

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
March 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	March 2012	March 2011	March 2012	March 2011	March 2012	March 2011	March 2012	March 2011
Edmonton City	4	17	0	29	87	0	50	0
Beaumont Town	0	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	0	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	4	0	0	0	0	0	127	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	4	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	0	0	0	0	0	0	0	0
St. Albert City	0	0	0	0	0	0	0	0
Stony Plain Town	0	4	0	0	0	0	0	0
Strathcona County	5	14	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	4	0	0	0	0	0	0	0
Edmonton CMA	21	35	0	29	87	0	177	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - March 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Edmonton City	100	103	4	29	169	372	127	0
Beaumont Town	0	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	28
Fort Saskatchewan City	0	11	0	0	0	0	71	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	4	6	0	0	0	0	127	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	28	0	0	3	0	0	0	3
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	8	4	0	0	0	0	0	0
St. Albert City	0	0	0	0	0	0	0	0
Stony Plain Town	0	12	0	0	0	0	0	0
Strathcona County	14	27	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	4	0	0	0	0	0	0	0
Edmonton CMA	158	163	4	32	169	372	325	31

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
March 2012

Submarket	Freehold		Condominium		Rental		Total*	
	March 2012	March 2011	March 2012	March 2011	March 2012	March 2011	March 2012	March 2011
Edmonton City	373	350	98	29	50	29	521	408
Beaumont Town	10	28	0	4	0	0	10	32
Calmar Town	1	3	0	0	0	0	1	3
Devon Town	1	2	0	0	0	0	1	2
Fort Saskatchewan City	24	23	0	0	0	0	24	23
Gibbons Town	3	4	0	0	0	0	3	4
Leduc City	3	61	4	0	127	0	134	61
Leduc County	8	4	0	0	0	0	8	4
Morinville Town	9	3	0	0	0	0	9	3
Parkland County	12	6	0	0	0	0	12	6
Spruce Grove City	17	8	0	0	0	0	17	8
St. Albert City	14	13	0	0	0	0	14	13
Stony Plain Town	3	1	0	4	0	0	3	5
Strathcona County	23	31	7	12	0	0	30	43
Sturgeon County	9	21	0	0	0	0	9	21
Remainder of the CMA	4	7	4	0	0	0	8	7
Edmonton CMA	511	565	113	49	177	29	801	643

Table 3.5: Completions by Submarket and by Intended Market
January - March 2012

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Edmonton City	1,084	1,077	290	465	133	29	1,507	1,571
Beaumont Town	28	100	0	14	0	0	28	114
Calmar Town	1	3	0	0	0	0	1	3
Devon Town	2	4	0	0	0	28	2	32
Fort Saskatchewan City	64	83	0	0	71	0	135	83
Gibbons Town	7	5	0	0	0	0	7	5
Leduc City	26	149	4	6	127	0	157	155
Leduc County	20	15	0	0	0	0	20	15
Morinville Town	22	19	24	0	2	6	48	25
Parkland County	29	38	0	0	0	0	29	38
Spruce Grove City	50	78	27	4	0	0	77	82
St. Albert City	45	40	0	0	0	0	45	40
Stony Plain Town	28	16	0	12	0	0	28	28
Strathcona County	87	97	20	28	0	0	107	125
Sturgeon County	29	55	0	0	0	0	29	55
Remainder of the CMA	6	18	4	0	0	0	10	18
Edmonton CMA	1,528	1,797	369	529	333	63	2,330	2,389

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
March 2012

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $449,999		$450,000 - $549,999		$550,000 - $649,999		$650,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Edmonton City													
March 2012	39	13.7	109	38.4	66	23.2	29	10.2	41	14.4	284	446,150	502,630
March 2011	30	12.4	85	35.1	59	24.4	26	10.7	42	17.4	242	457,350	550,710
Year-to-date 2012	98	12.3	323	40.6	185	23.2	67	8.4	123	15.5	796	441,800	507,585
Year-to-date 2011	114	14.9	239	31.2	201	26.3	97	12.7	114	14.9	765	461,900	532,055
Beaumont Town													
March 2012	0	0.0	3	50.0	1	16.7	2	33.3	0	0.0	6	--	--
March 2011	3	12.0	15	60.0	2	8.0	1	4.0	4	16.0	25	414,000	450,620
Year-to-date 2012	0	0.0	15	53.6	6	21.4	5	17.9	2	7.1	28	432,259	482,176
Year-to-date 2011	19	23.2	45	54.9	11	13.4	3	3.7	4	4.9	82	400,000	408,168
Calmar Town													
March 2012	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	--	--
March 2011	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2012	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	--	--
Year-to-date 2011	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
Devon Town													
March 2012	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
March 2011	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2012	0	0.0	0	0.0	2	100.0	0	0.0	0	0.0	2	--	--
Year-to-date 2011	1	50.0	0	0.0	1	50.0	0	0.0	0	0.0	2	--	--
Fort Saskatchewan City													
March 2012	0	0.0	12	70.6	4	23.5	1	5.9	0	0.0	17	405,500	435,818
March 2011	0	0.0	10	62.5	4	25.0	2	12.5	0	0.0	16	399,900	440,925
Year-to-date 2012	3	6.7	31	68.9	7	15.6	3	6.7	1	2.2	45	410,000	431,298
Year-to-date 2011	1	2.1	26	55.3	12	25.5	5	10.6	3	6.4	47	435,000	465,077
Gibbons Town													
March 2012	1	33.3	2	66.7	0	0.0	0	0.0	0	0.0	3	--	--
March 2011	3	75.0	0	0.0	1	25.0	0	0.0	0	0.0	4	--	--
Year-to-date 2012	2	33.3	4	66.7	0	0.0	0	0.0	0	0.0	6	--	--
Year-to-date 2011	4	80.0	0	0.0	1	20.0	0	0.0	0	0.0	5	--	--
Leduc City													
March 2012	1	14.3	4	57.1	2	28.6	0	0.0	0	0.0	7	--	--
March 2011	26	48.1	19	35.2	7	13.0	1	1.9	1	1.9	54	359,209	373,996
Year-to-date 2012	6	24.0	9	36.0	4	16.0	4	16.0	2	8.0	25	434,000	466,568
Year-to-date 2011	51	40.2	55	43.3	16	12.6	3	2.4	2	1.6	127	375,900	381,206
Leduc County													
March 2012	2	25.0	5	62.5	0	0.0	1	12.5	0	0.0	8	--	--
March 2011	0	0.0	1	25.0	2	50.0	1	25.0	0	0.0	4	--	--
Year-to-date 2012	4	20.0	9	45.0	4	20.0	1	5.0	2	10.0	20	429,390	441,057
Year-to-date 2011	4	26.7	3	20.0	2	13.3	3	20.0	3	20.0	15	489,000	503,393
Morinville Town													
March 2012	0	0.0	2	100.0	0	0.0	0	0.0	0	0.0	2	--	--
March 2011	1	20.0	3	60.0	1	20.0	0	0.0	0	0.0	5	--	--
Year-to-date 2012	4	26.7	8	53.3	3	20.0	0	0.0	0	0.0	15	399,900	403,553
Year-to-date 2011	5	29.4	10	58.8	2	11.8	0	0.0	0	0.0	17	393,100	386,159

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
March 2012

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $449,999		$450,000 - $549,999		$550,000 - $649,999		$650,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Parkland County													
March 2012	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
March 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	3	23.1	1	7.7	0	0.0	0	0.0	9	69.2	13	700,000	681,498
Year-to-date 2011	1	7.1	3	21.4	2	14.3	1	7.1	7	50.0	14	637,500	690,136
Spruce Grove City													
March 2012	2	22.2	3	33.3	2	22.2	1	11.1	1	11.1	9	--	--
March 2011	0	0.0	4	100.0	0	0.0	0	0.0	0	0.0	4	--	--
Year-to-date 2012	5	14.7	14	41.2	10	29.4	4	11.8	1	2.9	34	440,234	452,421
Year-to-date 2011	6	15.4	21	53.8	8	20.5	3	7.7	1	2.6	39	415,000	429,755
St. Albert City													
March 2012	0	0.0	1	5.3	7	36.8	6	31.6	5	26.3	19	569,900	622,547
March 2011	0	0.0	1	10.0	5	50.0	0	0.0	4	40.0	10	501,000	622,460
Year-to-date 2012	0	0.0	6	13.3	19	42.2	10	22.2	10	22.2	45	539,900	577,162
Year-to-date 2011	0	0.0	8	22.9	11	31.4	8	22.9	8	22.9	35	532,600	573,206
Stony Plain Town													
March 2012	0	0.0	5	100.0	0	0.0	0	0.0	0	0.0	5	--	--
March 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	4	21.1	12	63.2	2	10.5	0	0.0	1	5.3	19	399,336	397,021
Year-to-date 2011	5	41.7	4	33.3	3	25.0	0	0.0	0	0.0	12	382,000	347,305
Strathcona County													
March 2012	1	3.7	4	14.8	9	33.3	8	29.6	5	18.5	27	542,000	564,037
March 2011	0	0.0	5	23.8	10	47.6	4	19.0	2	9.5	21	475,000	523,143
Year-to-date 2012	1	1.3	13	16.3	25	31.3	17	21.3	24	30.0	80	552,500	651,856
Year-to-date 2011	0	0.0	21	28.0	30	40.0	12	16.0	12	16.0	75	485,000	561,960
Sturgeon County													
March 2012	1	14.3	1	14.3	1	14.3	1	14.3	3	42.9	7	--	--
March 2011	6	31.6	1	5.3	4	21.1	1	5.3	7	36.8	19	495,000	517,105
Year-to-date 2012	2	7.7	5	19.2	5	19.2	5	19.2	9	34.6	26	590,000	633,462
Year-to-date 2011	14	26.4	5	9.4	8	15.1	9	17.0	17	32.1	53	540,000	532,906
Remainder of the CMA													
March 2012	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	--	--
March 2011	2	33.3	3	50.0	1	16.7	0	0.0	0	0.0	6	--	--
Year-to-date 2012	4	100.0	0	0.0	0	0.0	0	0.0	0	0.0	4	--	--
Year-to-date 2011	5	41.7	5	41.7	2	16.7	0	0.0	0	0.0	12	396,500	377,217
Edmonton CMA													
March 2012	51	12.8	151	37.8	93	23.3	49	12.3	56	14.0	400	449,850	503,502
March 2011	73	17.7	147	35.7	96	23.3	36	8.7	60	14.6	412	439,800	506,520
Year-to-date 2012	138	11.9	450	38.8	272	23.4	116	10.0	184	15.9	1,160	449,450	512,773
Year-to-date 2011	231	17.8	445	34.2	310	23.8	144	11.1	171	13.1	1,301	445,900	502,140

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units March 2012						
Submarket	March 2012	March 2011	% Change	YTD 2012	YTD 2011	% Change
Edmonton City	502,630	550,710	-8.7	507,585	532,055	-4.6
Beaumont Town	--	450,620	n/a	482,176	408,168	18.1
Calmar Town	--	--	n/a	--	--	n/a
Devon Town	--	--	n/a	--	--	n/a
Fort Saskatchewan City	435,818	440,925	-1.2	431,298	465,077	-7.3
Gibbons Town	--	--	n/a	--	--	n/a
Leduc City	--	373,996	n/a	466,568	381,206	22.4
Leduc County	--	--	n/a	441,057	503,393	-12.4
Morinville Town	--	--	n/a	403,553	386,159	4.5
Parkland County	--	--	n/a	681,498	690,136	-1.3
Spruce Grove City	--	--	n/a	452,421	429,755	5.3
St. Albert City	622,547	622,460	0.0	577,162	573,206	0.7
Stony Plain Town	--	--	n/a	397,021	347,305	14.3
Strathcona County	564,037	523,143	7.8	651,856	561,960	16.0
Sturgeon County	--	517,105	n/a	633,462	532,906	18.9
Remainder of the CMA	--	--	n/a	--	377,217	n/a
Edmonton CMA	503,502	506,520	-0.6	512,773	502,140	2.1

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Edmonton
March 2012

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2011	January	792	-10.4	1,277	2,160	2,620	48.7	315,483	0.2	322,972
	February	1,132	-12.8	1,316	2,666	2,888	45.6	311,674	-1.7	319,227
	March	1,613	-4.6	1,372	2,983	2,489	55.1	326,557	-4.8	322,150
	April	1,605	-13.1	1,388	3,308	2,634	52.7	327,805	-3.4	326,647
	May	2,007	10.0	1,452	3,556	2,642	55.0	331,537	-2.7	320,947
	June	1,901	14.7	1,490	3,298	2,687	55.5	328,695	-2.0	320,198
	July	1,603	15.4	1,495	3,082	2,787	53.6	334,444	1.4	327,845
	August	1,642	25.8	1,484	2,987	2,699	55.0	325,322	-0.4	324,628
	September	1,345	4.9	1,386	2,585	2,544	54.5	332,782	2.4	331,834
	October	1,272	10.2	1,428	2,193	2,555	55.9	320,306	1.0	326,674
	November	1,166	-4.7	1,374	1,810	2,536	54.2	319,559	0.3	336,013
	December	885	4.4	1,500	1,091	2,636	56.9	315,658	1.5	328,046
2012	January	930	17.4	1,415	2,452	2,754	51.4	317,995	0.8	325,204
	February	1,231	8.7	1,397	2,555	2,685	52.0	329,820	5.8	334,488
	March	1,622	0.6	1,497	3,304	2,715	55.1	335,579	2.8	331,723
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2011	3,537	-8.7		7,809			319,314	-2.6	
	Q1 2012	3,783	7.0		8,311			329,382	3.2	
	YTD 2011	3,537	-8.7		7,809			319,314	-2.6	
	YTD 2012	3,783	7.0		8,311			329,382	3.2	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
March 2012

		Interest Rates			NHPI, Total, Edmonton CMA 2007=100	CPI, 2002 =100	Edmonton Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2011	January	592	3.35	5.19	89.0	123.9	652	5.9	72.5	929
	February	607	3.50	5.44	90.0	124.3	658	5.9	73.0	932
	March	601	3.50	5.34	89.8	124.8	660	5.8	73.2	937
	April	621	3.70	5.69	89.6	126.2	662	5.7	73.1	944
	May	616	3.70	5.59	89.8	126.5	663	5.5	73.0	950
	June	604	3.50	5.39	90.1	125.6	665	5.4	73.1	954
	July	604	3.50	5.39	90.0	125.9	670	5.3	73.4	951
	August	604	3.50	5.39	89.9	126.6	675	5.3	73.8	950
	September	592	3.50	5.19	89.6	126.4	681	5.3	74.4	948
	October	598	3.50	5.29	90.1	127.6	682	5.3	74.4	951
	November	598	3.50	5.29	90.2	126.9	682	5.3	74.2	955
	December	598	3.50	5.29	90.2	126.7	682	4.9	73.8	960
2012	January	598	3.50	5.29	90.2	127.3	678	5.0	73.4	967
	February	595	3.20	5.24	90.1	126.9	674	5.3	72.9	971
	March	595	3.20	5.24		127.0	668	5.7	72.5	965
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

CMHC—HOME TO CANADIANS

Canada Mortgage and Housing Corporation (CMHC) has been Canada's national housing agency for more than 65 years.

Together with other housing stakeholders, we help ensure that the Canadian housing system remains one of the best in the world. We are committed to helping Canadians access a wide choice of quality, environmentally sustainable and affordable housing solutions that will continue to create vibrant and healthy communities and cities across the country.

For more information, visit our website at www.cmhc.ca

You can also reach us by phone at 1-800-668-2642 or by fax at 1-800-245-9274.
Outside Canada call 613-748-2003 or fax to 613-748-2016.

Canada Mortgage and Housing Corporation supports the Government of Canada policy on access to information for people with disabilities. If you wish to obtain this publication in alternative formats, call 1-800-668-2642.

The Market Analysis Centre's (MAC) electronic suite of national standardized products is available for free on CMHC's website. You can view, print, download or subscribe to future editions and get market information e-mailed automatically to you the same day it is released. It's quick and convenient! Go to www.cmhc.ca/housingmarketinformation

For more information on MAC and the wealth of housing market information available to you, visit us today at www.cmhc.ca/housingmarketinformation

To subscribe to priced, printed editions of MAC publications, call 1-800-668-2642.

©2012 Canada Mortgage and Housing Corporation. All rights reserved. CMHC grants reasonable rights of use of this publication's content solely for personal, corporate or public policy research, and educational purposes. This permission consists of the right to use the content for general reference purposes in written analyses and in the reporting of results, conclusions, and forecasts including the citation of limited amounts of supporting data extracted from this publication. Reasonable and limited rights of use are also permitted in commercial publications subject to the above criteria, and CMHC's right to request that such use be discontinued for any reason.

Any use of the publication's content must include the source of the information, including statistical data, acknowledged as follows:

Source: CMHC (or "Adapted from CMHC," if appropriate), name of product, year and date of publication issue.

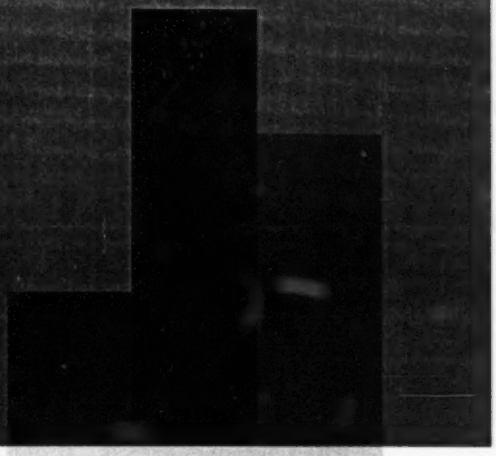
Other than as outlined above, the content of the publication cannot be reproduced or transmitted to any person or, if acquired by an organization, to users outside the organization. Placing the publication, in whole or part, on a website accessible to the public or on any website accessible to persons not directly employed by the organization is not permitted. To use the content of any CMHC Market Analysis publication for any purpose other than the general reference purposes set out above or to request permission to reproduce large portions of, or entire CMHC Market Analysis publications, please contact: the Canadian Housing Information Centre (CHIC) at mailto:chic@cmhc.gc.ca; 613-748-2367 or 1-800-668-2642.

For permission, please provide CHIC with the following information:
Publication's name, year and date of issue.

Without limiting the generality of the foregoing, no portion of the content may be translated from English or French into any other language without the prior written permission of Canada Mortgage and Housing Corporation.

The information, analyses and opinions contained in this publication are based on various sources believed to be reliable, but their accuracy cannot be guaranteed. The information, analyses and opinions shall not be taken as representations for which Canada Mortgage and Housing Corporation or any of its employees shall incur responsibility.

Housing market intelligence you can count on



FREE REPORTS AVAILABLE ON-LINE

- Canadian Housing Statistics
- Housing Information Monthly
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Canada and Regional
- Housing Market Outlook, Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Housing Now, Canada
- Housing Now, Major Centres
- Housing Now, Regional
- Monthly Housing Statistics
- Northern Housing Outlook Report
- Preliminary Housing Start Data
- Renovation and Home Purchase Report
- Rental Market Provincial Highlight Reports *Now semi-annual!*
- Rental Market Reports, Major Centres
- Rental Market Statistics *Now semi-annual!*
- Residential Construction Digest, Prairie Centres
- Seniors' Housing Reports

Get the market intelligence you need today!

Click www.cmhc.ca/housingmarketinformation to view, download or subscribe.

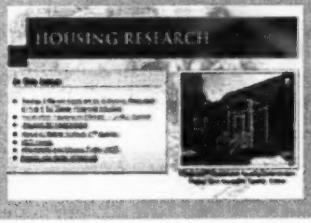
CMHC's Market Analysis Centre e-reports provide a wealth of detailed local, provincial, regional and national market information.

- **Forecasts and Analysis –** Future-oriented information about local, regional and national housing trends.
- **Statistics and Data –** Information on current housing market activities — starts, rents, vacancy rates and much more.

Are you interested in housing research?

Stay up-to-date with the latest housing research findings and events related to sustainable housing and communities, housing conditions and trends, housing finance and more.

Subscribe Today to CMHC's Housing Research E-Newsletter!



64171_2012_M04